

**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- Water
- Trees
- - - Private Road
- Structures
- Parcels

C-30-04, Am. 1-14

Main Street Homes

cash proffer amendment

Zoned RC

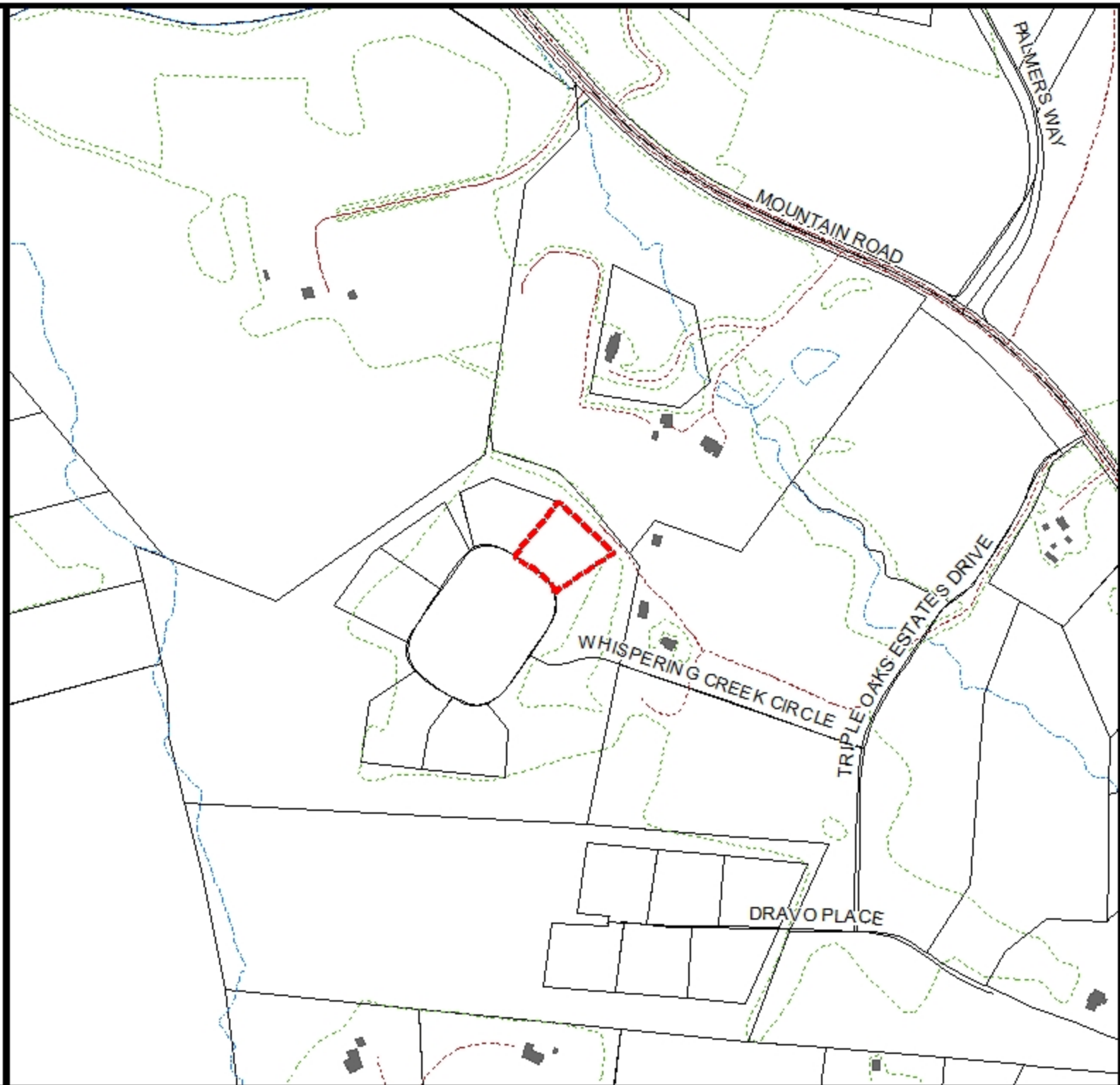
GPIN: 7739-99-9099

South Anna Magisterial District



1 inch = 500 feet

May 06, 2014



Hanover County, Virginia

Zoning Map

Legend

| | |
|--------------------|-------|
| — Roads | ■ R-4 |
| - - - Water | ■ R-5 |
| - - - Private Road | ■ R-6 |
| □ Parcels | ■ RM |
| □ CUP | ■ MX |
| □ A-1 | ■ B-1 |
| □ AR-1 | ■ B-2 |
| □ AR-2 | ■ B-3 |
| □ AR-6 | ■ O-S |
| ■ RC | ■ B-0 |
| ■ RS | ■ M-1 |
| ■ R-1 | ■ M-2 |
| ■ R-2 | ■ M-3 |
| ■ R-3 | |

C-30-04, Am. 1-14

Main Street Homes

cash proffer amendment

Zoned RC

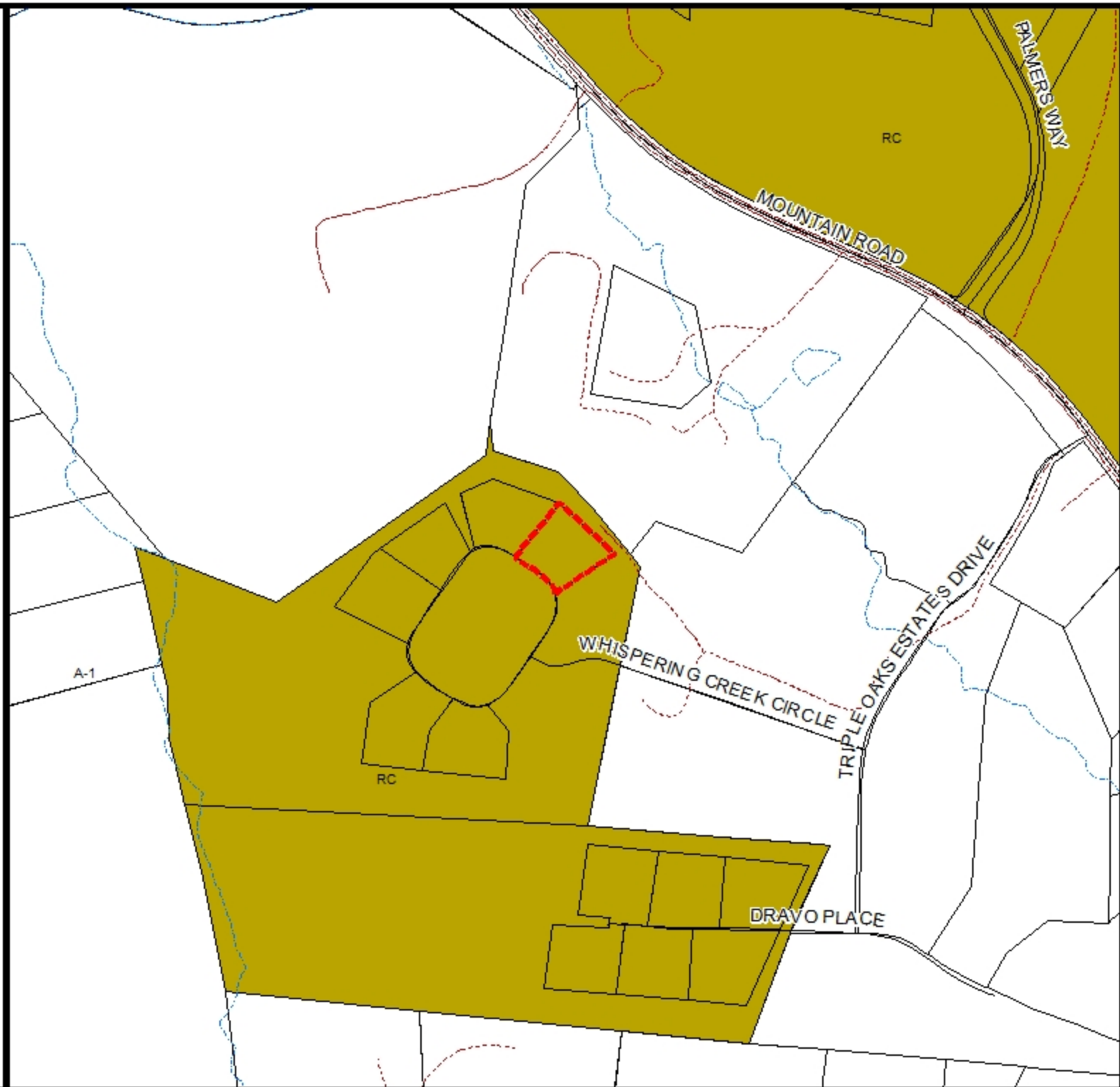
GPIN: 7739-99-9099

South Anna Magisterial District



1 inch = 500 feet

May 06, 2014



**C-30-04(c), AM. 1-14, ADRIENNE L. AND JAMES D. KNOX
(MAIN STREET HOMES)**

Residential Rezoning Amendment Report
South Anna Magisterial District
PC Meeting Date: July 17, 2014



Overview

| | |
|-------------------|---|
| Amendment Request | Amend the cash proffer |
| Subdivision | Triple Oaks |
| Current Zoning | RC(c), Rural Conservation District with conditions |
| Location | On Whispering Creek Circle (private road) approximately 1,500 feet west of its intersection with Triple Oaks Estates Drive (private road) |
| GPIN | 7739-99-9099 |
| Case Planner | Gretchen W. Biernot |

Executive Summary

Request to eliminate Proffer #1, referencing a cash proffer in the amount of \$8,700.00, accepted with rezoning case C-30-04(c), Triple Oaks, LLC (KLS, LLC), for the parcel identified above. In place of eliminated proffer noted above, the applicant has submitted a new proffer that would require the property owner to submit a payment of \$2,306.00 prior to Certificate of Occupancy, in accordance with the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013.

Staff Recommendation

APPROVAL, subject to the proffers dated May 5, 2014, based on the Board of Supervisors' action of November 28, 2012, which allow for the consideration of eliminating cash proffers through zoning amendment, and March 13, 2013, which established a traffic impact contribution amount.

GJWB/sm/HTE

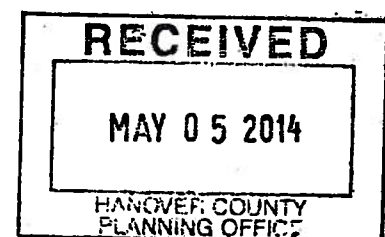
Attachments

- ☒ Maps (vicinity)
- ☒ Approved Proffers
- ☒ Application Materials
- ☒ Proposed Proffers

PROFFERS: C-30-04(c), Am. 1-14

The undersigned, owners of GPIN 7739-99-9099 (the Property"), voluntarily agree for themselves, their agent, personal representatives, successors and assigns (collectively "the Property Owner") that, in the event the proffers for the Property are amended, the development and use of the Property shall be subject to the following conditions:

1. The Property Owner, for himself, his successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy for the Property, the amount of Two Thousand Three Hundred Six and 00/100 (\$2,306.00) per single family unit built on the Property. The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.
2. The exterior foundation of houses shall be brick or stone construction unless the house is constructed of synthetic stucco (DriVit) in which case the foundation shall be of like material. Above the foundation, the exterior of the houses shall be constructed of brick, stone, synthetic stucco (DriVit), premium vinyl siding or concrete based siding material (Hardi Plank).
3. The minimum house size shall be two thousand five hundred (2,500) square feet of floor area measured along the exterior walls of the structure, but not including garages or breezeways in the calculation.
4. There shall be no removal of trees five inches (5") in caliper or greater in the required rear and side yard setback areas of each building lot as defined by the Zoning Ordinance with the exception of dead or diseased trees. This shall not, however, prevent the removal of trees necessary for the construction of improvements, driveways, utility easements, drainfields, drainage facilities, wells, swimming pools or basketball or tennis areas. No trees five inches (5") in caliper or greater may be cleared in the Common Open Space with the exception of clearing necessary for the installation of utilities, pathways or recreational facilities designed to serve the residents.
5. The Property Owner shall record an easement concurrently with recordation of the subdivision, for the benefit of the owners' association for the Property. The easement shall establish a twenty five foot natural buffer for the benefit of the owners' association along the side and rear lot lines within Lots 1-6 as shown on the conceptual plan. The easement shall provide that trees five inches (5") in caliper or greater shall not be removed from within the easement with the exception of dead, dying or diseased trees.



[Signature]
Owner

5/2/14
Date

COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, Paula Maria Carlin, do hereby certify that
James Knox has acknowledged the foregoing
Proffers before me, this 2 day of May, 2014.

Paula Maria Carlin (SEAL)
Notary Public

My Commission Expires: 6/30/2016

[Signature]
Owner

2 May 2014
Date



COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, Paula Maria Carlin, do hereby certify that
Adrienne Knox has acknowledged the foregoing
Proffers before me, this 2 day of May, 2014.

Paula Maria Carlin (SEAL)
Notary Public

My Commission Expires: 6/30/2016

